



Development Services Department
City of Frisco, Texas

Memorandum

To: Honorable Mayor Maso and Members of the Frisco City Council

Cc: George A. Purefoy, City Manager
John Lettelleir, AICP, Director of Development Services

From: Michael Walker, AICP, Senior Planner

Date: 11/3/2010

Agenda Caption: Public Hearing: Zoning Case ZA10-0001, A request to amend Article III, Section 3, Subsection 5.05 – General Requirements of the Tollway Overlay District regarding requirements for gas pumps and consider and act to direct staff to prepare an Ordinance of the same.

Action Requested: Hold the public hearing and direct staff in the preparation of an Ordinance.

Background Information: This request is to amend the Comprehensive Zoning Ordinance, Article III, Section 3 Subsection 5.05 – Tollway Overlay District to provide greater flexibility in the placement of gas pumps and convenience stores with gas pumps along the Dallas North Tollway. Properties along the Tollway are separated by at least 300-feet of right-of-way which includes the Tollway main lanes as well as the north and southbound service roads (Dallas Parkway) and each of the intersections with both directions of Dallas Parkway serve as full intersections. Allowing north and southbound Dallas Parkway to be considered as separate Major Thoroughfares increases the development options for the properties adjacent to Dallas Parkway. Amending the Tollway Overlay District to designate each direction of Dallas Parkway as a Major Thoroughfare would allow other criteria regarding the location of gas pumps to remain intact:

- The “two-per-intersection” restriction would still apply to all other locations in the City.
- Allowances for accessory gas pumps for “big box” users would still apply.
- Gas pumps would still be prohibited in the SH 121 Gateway Sub-District of the Tollway Overlay District.

- Additional landscape requirements in the US 380 Gateway Sub-District would still apply.

Board Review/Citizen Input: The Planning & Zoning Commission held a public hearing on the Zoning Ordinance amendment at their March 9, 2010 meeting and voted 4-0 to approve the request as submitted.

Alternatives: The City Council can:

- Approve the amendment and direct staff to prepare an Ordinance;
- Deny the amendment;
- Approve the amendment with conditions and direct staff to prepare an Ordinance; or
- Table for further review.

Financial Considerations: Not applicable.

Legal Review: Not applicable at this time.

Supporting Documents:

- Planning & Zoning Commission Outcome Memo dated March 10, 2010.
- Staff report.

Recommendation: The Planning & Zoning Commission is recommending approval as indicated in their March 10, 2010 Outcome Memo.